

**THE ZONING BOARD WILL CONDUCT A  
PUBLIC HEARING AND REGULAR MEETING ON  
MONDAY, SEPTEMBER 22, 2014, AT 7:00 P.M.,  
4<sup>th</sup> FLOOR, CAFETERIA, GOVERNMENT CENTER  
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

**PUBLIC HEARING**

1. **Application 214-12 – RICHARD W. REDNISS, Text Change**, proposed text changes to the DW-D District include increasing maximum ground coverage to 60%, increasing maximum offsite infrastructure bonus to .50 FAR, decreasing minimum side yard setback to zero or 4 feet, establishing lower parking standards, establishing a new standard for calculating BMR bonus density and increasing maximum density, preserving the view corridor up to 50%, specifying landscaping buffers and removing Alternate Standards.
2. **Application 214-13 – BELPOINTE CAPITAL, LLC, Map Change**, Applicant proposes to change approximately 3.09 acres of property located at 112 Southfield Avenue, Block #25, from C-WD to DW-D which includes 0.09 acres of Southfield Avenue and a lot area measured to the U.S. Harbor.
3. **Application 214-14 – BELPOINTE CAPITAL, LLC, General Development Plan and Special Exception Requests, 112 Southfield Avenue**, Applicant requests approval of a General Development Plan, Special Exceptions and Coastal Site Plan to construct a multi-family residential development consisting of 109 apartments (4 one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately 3 acres in the DW-D district.
4. **Application 214-15 – BELPOINTE CAPITAL, LLC, Final Site & Architectural Plans and Coastal Site Plans, 112 Southfield Avenue**, Applicant requests approval of Final Site and Architectural Plans and Coastal Site Plan Review to construct a multi-family residential development consisting of 109 apartments (4 one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately 3 acres in the DW-D district.
5. **Application 214-19 – RICHARD W. REDNISS, Text change**, to Amend Article III, Section 7-R, subparagraphs (f) and (g) to include language allowing an exemption from building coverage for one-story parking decks provided they are not more than 5' above the access street and to allow 5 story buildings and 65' for 7-R sites within the RM-F district.
6. **Application 214-20 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES), Stillwater Avenue and Merrell Avenue, Special Exception and General Development Plans** requesting approval of Special Exceptions and General Development Plans to construct Phase I of onsite revitalization along Stillwater Avenue and Merrell Avenue. Construction of 78 apartments in a 5-story mixed use building with 21,000 s.f. of ground floor commercial space along with site improvements, BMR units, 181 parking spaces, landscaping and amenities on 1.89 acres in R-5 and R-MF districts. Special exceptions include exemption from building coverage with 1-story parking decks and 5-story building and 65' height allowance for 7-R sites within the RM-F district.

## **REGULAR MEETING**

### **APPROVAL OF MINUTES:**

Minutes for Approval: July 28, 2014 and September 15, 2014

### **PENDING APPLICATIONS:**

1. CSPR-957 – Woodland Cemetery Association
2. Application 214-17 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change
3. Application 214-18 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans
4. CSPR-952 – TRILLIUM ARCHITECTS, 225 Dolphin Cove Quay, to demolish an existing two-story home and construct a new two-story home of approximately 3,565 s.f. with site improvements and landscaping in an R-7.5 coastal flood area.
5. Application 214-12 – RICHARD W. REDNISS, Text Change
6. Application 214-13 – BELPOINTE CAPITAL, LLC, Map Change
7. Application 214-14 – BELPOINTE CAPITAL, LLC, General Development Plan and Special Exception Requests, 112 Southfield Avenue
8. Application 214-15 – BELPOINTE CAPITAL, LLC, Final Site & Architectural Plans and Coastal Site Plans, 112 Southfield Avenue,
9. Application 214-19 – RICHARD W. REDNISS, Text change,
10. Application 214-20 – THE HOUSING AUTHORITY OF THE CITY OF STAMFORD (d/b/a CHARTER OAK COMMUNITIES), Stillwater Avenue and Merrell Avenue, Special Exception and General Development Plans

### **OLD BUSINESS**

1. Application 213-47 - TR Eastview, LLC - GDP, FSP and Special Exception, “infill” development that includes the construction of a new six (6) story residential building with 82 residential apartments (*administrative review of parking plans*) (*continued from September 15, 2014*).
2. Discussion of fee-in-lieu from RICH CAPPELLI ASSOCIATES, LLC & LOUIS R. CAPPELLI FAMILY LTD. PARTNERSHIP II and THE FIRST PRESBYTERIAN CHURCH OF STAMFORD, CT & FULLER DEVELOPMENT, LLC projects to Metro Green.

### **NEW BUSINESS**

### **ADJOURNMENT**